

**Town of Chelsea**

**Meeting of the Planning Board  
At Chelsea Town Office  
April 9, 2013**

**Members Present:** Elizabeth (Beth) Cousins, Chair  
Timothy (Tim) Coitrone  
Douglas (Doug) Crochere  
Craig Hitchings  
Gary Quintal (Code Enforcement Officer)

**Members of the Public:** Barbara Skehan  
Cindy Arnold  
Dwayne Arnold

1. **Call to order:** Chairman Beth Cousins called the meeting to order at 7:02 PM.
2. **Public Hearing:**
  - a. Wireless Telecommunications Facilities Ordinance: Craig presented an overview of the ordinance and its primary purpose. Members of the public provided feedback and asked questions. Next step is to present this to the Selectmen with a recommendation to place the ordinance on the warrant for the Town Meeting.
  - b. Minimum Lot Size Ordinance: The ordinance was updated by Beth with added language regarding a lot reduction caused by circumstances not under the control of a landowner, and to bring the ordinance in compliance with Title 30A. Members of the public offered comment and asked questions. Gary Quintal requested language be added to the ordinance regarding enforceability and an appeal process following the decision/interpretation of the CEO. Beth will make these adjustments and circulate to the Board prior to the next meeting. The revised draft will be presented in a public hearing at the next meeting, then subsequently to the Selectmen to ensure this is placed on the warrant for the Town Meeting in June.
3. **The regular meeting was called to order by Beth at 7:45 PM.**
4. **Introductions:** The Board members, CEO, and members of the public in attendance introduced themselves.
5. **Review of Minutes:** Doug moved to accept the minutes of the March, 2013 meeting as presented, seconded by Craig, no discussion, vote was unanimous (4-0) to approve.
6. **Public comment:** No public comment.
7. **Old Business:**
  - a. Wind Energy Ordinance: Gary Quintal will conclusively determine if this ordinance was approved by the Town by reviewing the 2009 warrant.
  - b. Minimum Lot Size Ordinance: Beth will adjust the draft ordinance and schedule the public hearing for May 2013.

- c. Wireless Telecommunications Facilities Ordinance: This ordinance will be presented at the next Selectmen meeting.

**8. New Business:**

- a. Maine DEP Request for Project Review: The Town was requested to review and coordinate on an upcoming project to cover the existing pipeline running through the Kennebec River between Chelsea and Hallowell with concrete matting to protect the line. Gary will contact the DEP indicating the Board has no comment on the plan and Gary will sign the form.
- b. Request for Local Food and Community Self Governance Ordinance: A sample ordinance from the Town of Sedgwick was introduced to the Board for consideration by Cindy Arnold via Gary. There are 10 Maine Towns that have passed a comparable ordinance, Sedgwick was the first. The sample ordinance fundamentally exempts processors of local foods on a small scale to be exempt from licensure and consumption. Following lengthy and thoughtful discussion, the Board will continue the discussion at the next meeting following added research to include review of similar ordinances from other towns.

**9. Correspondence:** Reviewed. Nothing substantive.

**10. Public Comment:** Barbara Skehan reiterated the need for penalties for violation of the minimum lot size and other ordinances. She also expressed concerns regarding licensure exemptions for processed/prepared foods.

**11. Next Meeting:** May 14, 2013 at 7:00 PM.

**12. Adjournment:** Meeting adjourned at 8:20 PM.